

*Township of Mansfield, NJ  
Wednesday, July 15, 2020*

## Chapter 363. Zoning

### Article VI. A Agricultural, R-1 Residence and R-2 Residence Districts

#### § 363-30. Area and yard requirements.

[Amended 12-11-1991 by Ord. No. 15-91] 150 feet

<b>Principal Building (minimum)</b>	<b>Detached Dwelling A</b>	<b>Detached Dwelling R-1</b>	<b>Detached Dwelling R- 2</b>
Lot area	5 acres <sup>1</sup>	3 acres	22,000 square feet <sup>1,3</sup>
Lot size averaging	3 acres	1 acre	—
Lot frontage	75 feet	50 feet	
Lot width	300 feet	150 feet	110 feet
Lot depth	300 feet	200 feet	150 feet
Side yard:			
Both	105 feet <sup>2</sup>	52.5 feet <sup>2</sup>	44 feet <sup>2</sup>
Each	25 feet <sup>2</sup>	25 feet <sup>2</sup>	20 feet <sup>2</sup>
Front yard	50 feet <sup>2</sup>	50 feet <sup>2</sup>	50 feet <sup>2</sup>
Rear yard	50 feet <sup>2</sup>	50 feet <sup>2</sup>	50 feet <sup>2</sup>
Accessory building (minimum)			
Distance to street line	50 feet	50 feet	50 feet
Distance to side line:			
If in side yard	25 feet	25 feet	20 feet
If in rear yard	5 feet	5 feet	5 feet
Distance to rear line	5 feet	5 feet	5 feet
Distance to principal building	10 feet	10 feet	10 feet
Distance to other accessory building	6 feet	6 feet	6 feet

#### NOTES:

<sup>1</sup> See Article **VI** of Chapter **361** for steep slope development provisions.

<sup>2</sup> Enclosures for livestock shall conform to § **363-24A**.

<sup>3</sup> In a major subdivision employing the use of open space zoning as defined in this chapter, all lots may be reduced in area in accordance with the provisions of Chapter **361** concerning cluster/open space zoning.

